

CERTIFICATE OF SURVEY

SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
SECTION 28, TOWNSHIP 145 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTION:

TRACT 1
The South 613.00 feet of the West 280.00 feet of the Southwest Quarter of the Southeast Quarter, Section 28, Township 145 North, Range 31 West, Cass County, Minnesota.
Subject to easement, restrictions and reservations of record.
Subject to Pike Bay Loop NW.

TRACT 2
The South 613.00 feet of the East 237.00 feet of the West 517.00 feet of the Southwest Quarter of the Southeast Quarter, Section 28, Township 145 North, Range 31 West, Cass County, Minnesota.
Subject to easement, restrictions and reservations of record.
Subject to Pike Bay Loop NW.

TRACT 3
That part of the Southwest Quarter of the Southeast Quarter, Section 28, Township 145 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 36 minutes 59 seconds East, assigned bearing, along the west line thereof, 613.06 feet to intersection with the north line of the South 613.00 feet of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 46 minutes 58 seconds East, along said north line, 742.05 feet to the Point of Beginning of the tract to be herein described; thence South 89 degrees 46 minutes 58 seconds West, along said north line, 225.00 feet to the east line of the West 517.00 feet thereof; thence South 00 degrees 36 minutes 59 seconds West, along last said east line, 613.06 feet to the south line of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 46 minutes 58 seconds East, along said south line 275.00 feet; thence North 00 degrees 36 minutes 59 seconds East 483.00 feet to the intersection with a line bearing South 20 degrees 31 minutes 04 seconds East from the point of beginning; thence North 20 degrees 31 minutes 04 seconds West 138.66 feet to the point of beginning.
SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.
SUBJECT TO PIKE BAY LOOP NW.

REMAINDER TRACT
That part of the Southwest Quarter of the Southeast Quarter, Section 28, Township 145 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 36 minutes 59 seconds East, assigned bearing, along the west line thereof, 613.06 feet to intersection with the north line of the South 613.00 feet of said Southwest Quarter of the Southeast Quarter and the Point of Beginning of the tract to be herein described; thence North 89 degrees 46 minutes 58 seconds East, along said north line, 742.05 feet; thence South 20 degrees 31 minutes 04 seconds East 138.66 feet; thence South 00 degrees 36 minutes 59 seconds West 483.00 feet to the south line of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 46 minutes 58 seconds East, along said south line, 538.56 feet to the southeast corner of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 50 minutes 06 seconds West, along the north line of said Southwest Quarter of the Southeast Quarter, 1329.13 feet to the northwest corner thereof; thence South 00 degrees 36 minutes 59 seconds West, along said west line 707.23 feet to the point of beginning.
SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.
SUBJECT TO PIKE BAY LOOP NW.
SUBJECT TO EASEMENT 1.

EASEMENT 1
A 33.00 foot wide easement for ingress and egress purposes including non-obstructed rights of maintenance and improvements to the roadway and utilities over, under, and across that part of the Southwest Quarter of the Southeast Quarter, Section 28, Township 145 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 46 minutes 58 seconds East, assigned bearing, along the south line thereof, 818.56 feet to the Point of Beginning of said centerline to be herein described; thence North 00 degrees 36 minutes 59 seconds East 487.56 feet; thence North 20 degrees 31 minutes 04 seconds West 162.06 feet; thence North 40 degrees 03 minutes 45 seconds West 97.69 feet; thence northerly 106.85 feet along a tangential curve, concave to the east, having a radius of 150.50 feet and a central angle of 40 degrees 40 minutes 44 seconds; thence North 00 degrees 36 minutes 59 seconds East, tangent to last described curve, 156.45 feet to a point hereinafter referred to as "Point A"; thence North 89 degrees 50 minutes 06 seconds East 171.67 feet and said centerline there terminating.
AND
An easement for ingress and egress purposes, including non-obstructed rights of maintenance and improvements to the roadway and utilities over, under, and across that part of said Southwest Quarter of the Southeast Quarter described as follows: COMMENCING at said "Point A"; thence South 89 degrees 50 minutes 06 seconds East 171.67 feet to the Point of Beginning of said easement; thence South 00 degrees 09 minutes 54 seconds East 16.50 feet; thence easterly 134.04 feet along a non-tangential curve, concave to the north, having a radius of 250.00 feet, a central angle of 30 degrees 43 minutes 11 seconds, a chord bearing of North 74 degrees 48 minutes 19 seconds West and a chord distance of 132.44 feet; thence westerly, northerly, and easterly 252.83 feet along a reverse curve, concave to the east, having a radius of 60.00 feet, and a central angle of 241 degrees 26 minutes 21 seconds; thence easterly 134.04 feet along a reverse curve, concave to the south, having a radius of 250.00 feet, and a central angle of 30 degrees 43 minutes 11 seconds to the intersection with a line that bears South 00 degrees 09 minutes 54 seconds East from the point of beginning; thence North 00 degrees 09 minutes 54 seconds West, not tangent to last said curve, 16.50 feet to the point of beginning.
AND
An easement for ingress and egress purposes including non-obstructed rights of maintenance and improvements to the roadway and utilities over, under, and across that part of said Southwest Quarter of the Southeast Quarter described as follows: COMMENCING at said "Point A"; thence North 89 degrees 50 minutes 06 seconds East 171.67 feet to the Point of Beginning of said easement; thence South 00 degrees 09 minutes 54 seconds East 16.50 feet; thence easterly 134.04 feet along a non-tangential curve, concave to the south, having a radius of 250.00 feet, a central angle of 30 degrees 43 minutes 11 seconds, a chord bearing of South 74 degrees 48 minutes 19 seconds East and a chord distance of 132.44 feet; thence easterly, northerly, and westerly 252.83 feet along a reverse curve, concave to the west, having a radius of 60.00 feet, and a central angle of 241 degrees 26 minutes 21 seconds; thence westerly 134.04 feet along a reverse curve, concave to the north, having a radius of 250.00 feet, and a central angle of 30 degrees 43 minutes 11 seconds to the intersection with a line that bears North 00 degrees 09 minutes 54 seconds West from the point of beginning; thence South 00 degrees 09 minutes 54 seconds East, not tangent to last said curve, 16.50 feet to the point of beginning.

NOTES:

- Zoning for subject tract = Rural Residential 2.5.
- Parcel ID for subject tract = 29-028-4300.
- Improvements, other than those shown on this certificate, may exist that were not located during this survey. See No wetlands letter dated ,2024 by Patrick Reardon, Wetland Certification No. 1295.
- All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines additional monumentation would be required.
- This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
- Northern Engineering and Consulting, Inc. was not given nor has conducted an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.

EXISTING DESCRIPTION:

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29-028-4300

APPLICANT: [Redacted]

OWNER: [Redacted]

DATE: 1/17/2024

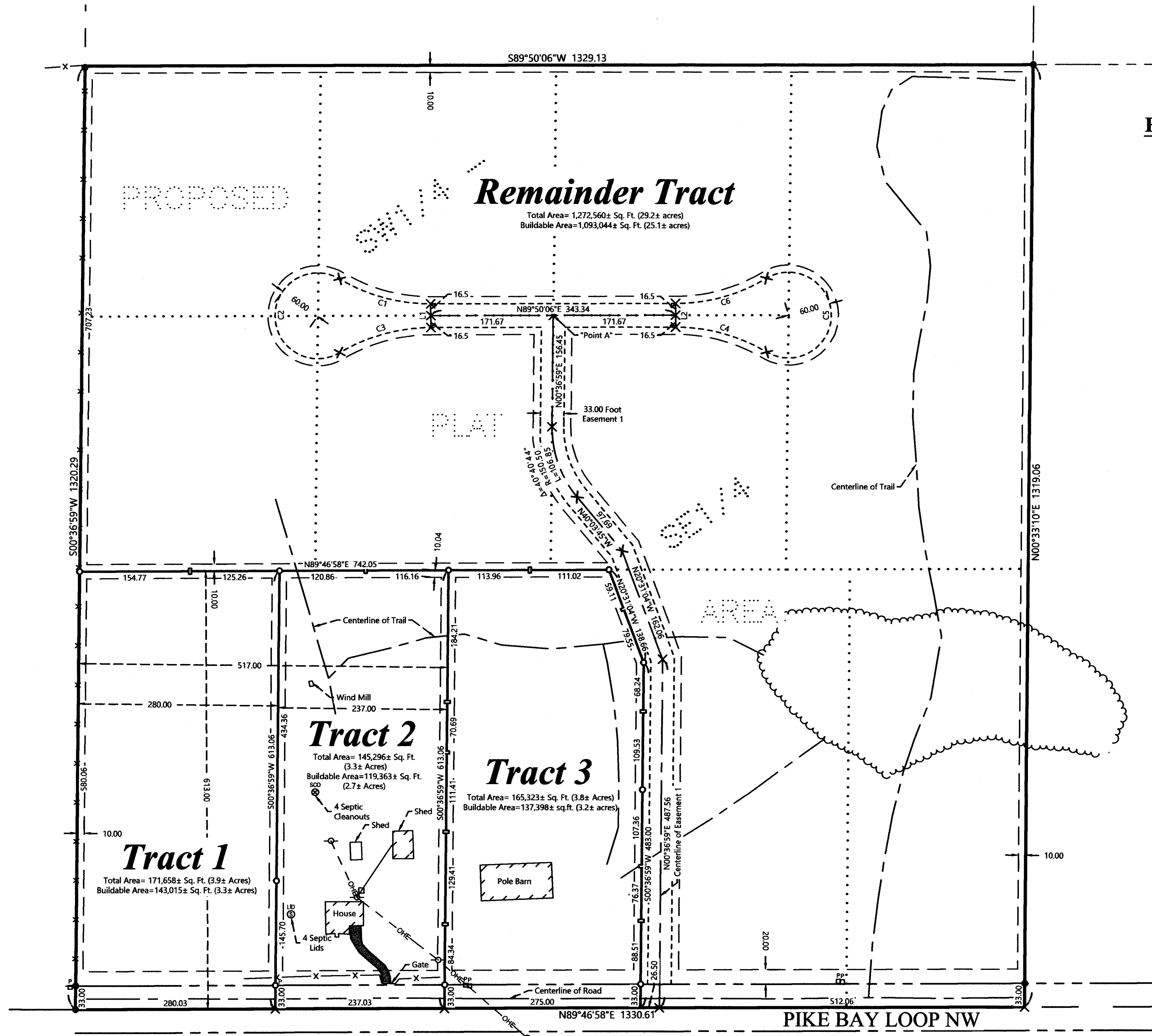
BY: [Redacted]

FOR VALUABLE CONSIDERATION, William Larson and Susan Larson, married to one another ("Owner"), hereby convey and warrant to Richard R. Schaefer and Nancy A. Schaefer Family Trust under Agreement dated July 25, 2020 ("Easement"), as follows:

Check only one box:
 Easement in easement.
 Joint tenancy.
 Joint tenancy with right of survivorship.

Check here if all or part of the described real property is Registered (Form 10):

Together with all easements and appurtenances belonging thereto, subject to the following exceptions:
 (a) building and zoning laws, ordinances, and rules and future regulations;
 (b) restrictions relating to use or improvement of the property without effective before provisions;
 (c) restrictions of any kind relating to the State of Minnesota;
 (d) utility and drainage easements which do not relate to existing improvements.



Curve Segment	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	Δ=30°43'11"	250.00	134.04	N74°48'19"W	132.44
C2	Δ=241°26'21"	60.00	252.83	S00°09'54"E	103.16
C3	Δ=30°43'11"	250.00	134.04	N74°28'30"E	132.44
C4	Δ=30°43'11"	250.00	134.04	S74°48'19"E	132.44
C5	Δ=241°26'21"	60.00	252.83	N00°09'54"W	103.16
C6	Δ=30°43'11"	250.00	134.04	S74°28'30"W	132.44

Line Segment	Bearing	Distance
L1	N00°09'54"W	33.00
L2	S00°09'54"E	33.00

REVISIONS:	PROPOSED PLAT AREA AND EASEMENT:	G.A.Y.
1.	1-03-2025	

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

1/15/25
TERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY

Rick Schaefer
P.O. Box 39
Walker, MN 56484

JOB NO. 24-145
DATE: 9-16-2024

SHEET NO. 1 OF 1